

Request and Locations	<p>Approval of the following rezonings:</p> <p>Area I: Rezone from Broward County M-2 to City of Fort Lauderdale B-3 (2698 SW 23 Avenue).</p> <p>Area II:</p> <ul style="list-style-type: none">• Rezone from Broward County B-3 to City of Fort Lauderdale B-2 (2275 and 2323 State Road 84).• Rezone from Broward County C-1 to City of Fort Lauderdale B-3 (2475, 2491 and 2551 State Road 84; 2700 SW 27 Terrace).• Rezone from Broward County B-3 to City of Fort Lauderdale B-3 (2475 and 2491 State Road 84).• Rezone from Broward County R-3 to City of Fort Lauderdale B-3 (2700 SW 25 Terrace and 2551 State Road 84).• Rezone from Broward County R-1-C to City of Fort Lauderdale B-3 (2491 State Road 84). <p>Area III:</p> <ul style="list-style-type: none">• Rezone from Broward County C-1 to City of Fort Lauderdale B-3 (2945, 2965, 3000 and 3001 State Road 84).• Rezone from Broward County B-3 to City of Fort Lauderdale B-3 (2980 and 3000 State Road 84).• Rezone from Broward County M-3 to City of Fort Lauderdale B-3 (2980 State Road 84)• Rezone from Broward County M-3 to City of Fort Lauderdale I (2980 State Road 84) <p>*See Exhibit 1 for Property Locations</p>
Applicant	City of Fort Lauderdale
Legal Descriptions	Will be Provided
Property Size	Area I: 6.27 acres, more or less Area II: 56.58 acres, more or less Area III: 20.66 acres, more or less
Zoning	Area I: Broward County M-2 Area II: Broward County B-3, C-1, R-3 and R-1-C Area III: Broward County B-3, C-1 and M-3
Existing Land Use	<p>Area I:</p> <ul style="list-style-type: none">• 2698 SW 23 Avenue – Shipyard <p>Area II:</p> <ul style="list-style-type: none">• 2275 State Road 84 – Hotel• 2323 State Road 84 - RV Park• 2475 State Road 84 - Heavy Truck Sales and Vacant• 2491 State Road 84 - Marina and Residential• 2551 State Road 84 - Marine-related service/retail• 2700 SW 25 Terrace - Marina, shipyard, storage, sales, brokerage, repair, painting, manufacture, service, and dry-dock of yachts.

	Area III: <ul style="list-style-type: none"> • 2945 State Road 84 – Marina/Shipyard • 2965 State Road 84 – Marina/Shipyard • 2980 State Road 84 – Light Industrial • 3000 State Road 84 – Marina/Shipyard • 3001 State Road 84 – Marina/Shipyard 	
Current Future Land Use Designation	Area I: Commercial Area II: Commercial and Industrial Area III: Commercial and Industrial	
Comprehensive Plan Consistency	Consistent with Objective 22, Policy 22.1 and Objective 24 of the Comprehensive Plan.	
Other Required Approvals	City Commission Approval	
Applicable ULDR Sections	B-2 (47-6.12); B-3 (47-6.13) and I (47-7.10)	
Notice Requirements	<ul style="list-style-type: none"> • Mail Notice to Property Owners and Property Owners within 300' • Sign Notice Along Each Road and Water Frontage *Notice Requirements Pursuant to Section 47-27.5	
Project Planner	Name and Title	Initials
	Donald Morris, AICP, Planner III	
Authorized By	Chris Barton, AICP, RLA, Principal Planner	
Approved By	Bruce Chatterton, AICP, Planning & Zoning Manager	

REQUEST

The City of Fort Lauderdale is requesting approval of a number of rezonings from Broward County zoning classifications to City of Fort Lauderdale zoning classifications to complete the annexation process for a series of properties located in the SR 84 Marina Mile area, which was begun in 1994. (See rezoning analysis tables for each Area).

BACKGROUND

These properties are located along the State Road 84 corridor, West of I-95, and were annexed between 1994 and 1996. Land Use Plan (LUP) amendments were subsequently approved and certified by the Broward County Planning Council in 2000. The proposal will rezone the properties to an appropriate City zoning classification and implement the previously approved LUP amendments. (See **Exhibit 1** for an overall area map and **Exhibit 2** for an aerial map). The properties to be rezoned have been separated into three (3) sub-areas.

Area I

Area I consists of one (1) property and is located immediately West of I-95, South of the New River, and North and East of the Marina Bay property. It has a Commercial Land Use designation and a Broward County zoning classification of M-2 Medium Industrial District. The existing industrial zoning classification is inconsistent with the Commercial Land Use designation. The property is currently being used as a shipyard. The proposal will rezone the property to the City's B-3 Heavy Commercial/Light Industrial District and bring the zoning into conformance with the underlying Land Use. Shipyards are permitted as conditional uses in the B-3 District. (See **Exhibit 3** for an existing zoning map and **Exhibit 4** for a proposed zoning map for Area I)

REZONING ANALYSIS

Existing Zoning “from”	Proposed Zoning “to”
Broward County M-2 Medium Industrial District (See Exhibit 9 for Permitted Uses)	City of Fort Lauderdale B-3 Heavy Commercial/Light Industrial District (See Exhibit 10 for Permitted Uses)

Area II

Area II consists of six (6) properties and is bounded by the New River on the North, State Road 84 to the South, unincorporated Broward County to the West and the Marina Bay development to the East. The two (2) easternmost properties (2275 and 2323 SR 84) have a Land Use of Commercial and a Broward County zoning classification of B-3 General Business District. The property located at 2275 SR 84 is currently being used as a hotel, which is consistent with both the underlying Commercial Land Use and the existing zoning. The property located at 2323 SR 84 is being used for an RV park and is not consistent with either the underlying Commercial Land Use or the existing zoning. Staff has had preliminary discussions with the property owner regarding redeveloping the property for a mixed-use development, however no formal application has been made. The proposed rezoning request will rezone the properties to the City’s B-2 General Business District. Hotels are permitted and mixed-use developments are conditionally permitted in the B-2 District.

The two (2) properties to the immediate West (2475 and 2491 SR 84), also have a Commercial Land Use designation. The property located at 2475 SR 84 is currently vacant and has a Broward County zoning classification of B-3. The property located at 2491 SR 84 has Broward County zoning classifications of B-3, C-1 Commercial and R-1-C One Family Dwelling District. The uses currently at the property correspond to the three (3) zoning classifications. The portion of the property that abuts SR 84 is currently being used for heavy truck and trailer sales and is zoned B-3. Immediately north of the truck and trailer sales is a commercial marina zoned C-1, with a single-family residence north of the marina zoned R-1-C. All three uses are consistent with the underlying Land Use and existing zoning. The proposal is to rezone the properties to the City’s B-3 District. Commercial marinas are conditionally permitted in the City’s B-3 District, however the B-3 District does not permit either single-family residences or heavy truck and trailer sales. Therefore upon rezoning, these uses will become non-conforming.

The remaining properties to the West (2700 SW 25 Terrace and 2551 SR 84) have an Industrial Land Use designation and Broward County zoning classifications of C-1 and R-3 Low-Density Multiple Family District. Both properties are being used as commercial marinas, with 2700 SW 25 Terrace also containing a shipyard, boat sales brokerage and light manufacturing. The existing R-3 District is inconsistent with the Industrial Land Use designation. The proposal will rezone both properties to the City’s B-3 Heavy Commercial/Light Industrial District and bring the zoning into conformance with the underlying Land Use. The existing uses at the property are conditionally permitted in the B-3 District. (See **Exhibit 5** for a map of the existing zoning and **Exhibit 6** for a map of the proposed zoning for Area II).

REZONING ANALYSIS

Existing Zoning “from”	Proposed Zoning “to”
Broward County B-3 General Business District (See Exhibit 11 for Permitted Uses)	City of Fort Lauderdale B-2 General Business District (See Exhibit 12 for Permitted Uses)
Broward County C-1 Commercial District (See Exhibit 13 for Permitted Uses)	City of Fort Lauderdale B-3 Heavy Commercial/Light Industrial District (See Exhibit 10 for Permitted Uses)

Broward County B-3 General Business District (See Exhibit 11 for Permitted Uses)	City of Fort Lauderdale B-3 Heavy Commercial/Light Industrial District (See Exhibit 10 for Permitted Uses)
Broward County R-3 Low Density Multiple Family District (See Exhibit 14 for Permitted Uses)	City of Fort Lauderdale B-3 Heavy Commercial/Light Industrial District (See Exhibit 10 for Permitted Uses)
Broward County R-1-C One Family Dwelling District (See Exhibit 15 for Permitted Uses)	City of Fort Lauderdale B-3 Heavy Commercial/Light Industrial District (See Exhibit 10 for Permitted Uses)

Area III

Area III is approximately 2,500 feet West of Area II and consists of three (3) properties North of SR 84 (2945, 2965 and 3001 SR 84), two (2) properties between SR 84 and I-595 (2980 and 3000 SR 84), and two (2) parcels South of I-595 (both parcels are a part of 2980 and 3000 SR 84). On May 17, 2000 the Planning and Zoning Board approved (8-0) the rezoning of 2980 and 3000 SR 84 from Broward County B-3 District to the City's B-3 District, and from Broward County C-1 and M-3 General Industrial District to the City's I Industrial District. However, these items were never forwarded to the City Commission. Staff has since met or have had discussions with the property owners, and following new rezoning requests are the result of these discussions.

The properties North of SR 84 have an Industrial Land Use designation and a Broward County zoning classification of C-1. All three (3) properties are currently being used for commercial marinas and shipyards. The proposal will rezone the properties to the City's B-3 District. Marinas and shipyards are permitted as conditional uses in the B-3 District.

The properties located between SR 84 and I-595 have Land Use designations of Industrial and Commercial, and Broward County zoning classifications of B-3, C-1 and M-3. The property located at 2980 is currently being used for light manufacturing and has zoning classifications of B-3 and M-3. The existing access road along the north end is the portion that has a Commercial Land Use designation and a Broward County zoning classification of B-3 District. The remainder of the property has an Industrial Land Use and a Broward County zoning classification of M-3. The property located at 3000 SR 84 is being used as a commercial marina and shipyard. The northern portion of the property has a Land Use of Commercial, with the remainder having a Land Use of Industrial. The entire property is zoned C-1. Both uses at 2980 and 3000 SR 84 are consistent with the underlying Land Use and the existing zoning. The proposal is to rezone these properties to the City's B-3 District, where light manufacturing is a permitted use and marinas and shipyards are permitted as conditional uses.

The remaining two (2) parcels located South of I-595 have a Land Use designation of Industrial and a Broward County zoning classification of M-3. They are both currently vacant. The proposal will rezone the properties to the City's I Industrial District. (See **Exhibit 7** for a map of the existing zoning and **Exhibit 8** for a map of the proposed zoning for Area III)

REZONING ANALYSIS

Existing Zoning "from"	Proposed Zoning "to"
Broward County C-1 Commercial District (See Exhibit 13 for Permitted Uses)	City of Fort Lauderdale B-3 Heavy Commercial/Light Industrial District (See Exhibit 10 for Permitted Uses)
Broward County B-3 General Business District (See Exhibit 11 for Permitted Uses)	City of Fort Lauderdale B-3 Heavy Commercial/Light Industrial District (See Exhibit 10 for Permitted Uses)
Broward County M-3 General Industrial District (See Exhibit 16 for Permitted Uses)	City of Fort Lauderdale B-3 Heavy Commercial/Light Industrial District (See Exhibit 10 for Permitted Uses)

	10 for Permitted Uses)
Broward County M-3 General Industrial District (See Exhibit 16 for Permitted Uses)	City of Fort Lauderdale I Industrial District (See Exhibit 17 for Permitted Uses)

Pursuant to Section 47-24.4(D) of the ULDR, the following criteria shall be used to evaluate the rezoning request:

- 1) *The zoning districts proposed are consistent with the City's Comprehensive Plan.*

The zoning districts proposed for Areas I, II and III are consistent with the Land Use Plan amendments adopted in 2000. They also support the Goals, Objectives and Policies of the Future Land Use Element of the City's Comprehensive Plan as follows:

Objective 22: Continue to respond to identified problems/opportunities; develop incentive systems for quality development and redevelopment; prevent incompatible uses; and incorporate design criteria.

Policy 22.1: Insure consistency between zoning and the City's adopted Comprehensive Plan and the City's Mission Statement through annual updating of the Plan.

Objective 24: Continue to protect and enhance marine uses as a recognized resource of the City.

- 2) *Substantial changes in the character of development in or near the area under consideration supports the proposed rezoning.*

With the exception of the proposed redevelopment of 2323 SR 84, there are no proposals for substantial changes for any of these properties. The properties are being rezoned from Broward County zoning classifications to City of Fort Lauderdale zoning classifications to complete the State Road 84 annexation process begun in 1994.

- 3) *The character of the area proposed is suitable for the uses permitted in the proposed zoning district and is compatible with surrounding districts and uses.*

These existing uses along the South side of the New River are primarily marine-related. The proposed rezoning is intended to maintain and promote these uses.

Planning and Zoning Board Review Options:

1. If the Planning and Zoning Board determines that the application meets the criteria for rezoning, the recommendation shall be forwarded to the City commission for consideration.
2. If the Planning and Zoning Board determines that the criteria for rezoning have not been met, the Board shall deny the application and procedures for appeal to the City Commission as provided in Sec. 47-26B, Appeals, shall apply.

Acting as the Local Planning Agency, the Board's motion should include a finding of compliance with the City's Comprehensive Plan and the criteria for rezoning.